



NOTES

1. THIS PLAN PROPOSES SUBDIVIDING A PORTION OF LOT NO. 2 (LOT 4A) AND LOT NO. 4 (LOT 4B) FOR THE PURPOSES OF PROVIDING ADDITIONAL ROAD FRONTAGE FOR LOT NO. 2.
2. BOTH LOTS 2 AND 4 ARE OWNED BY KEVIN AND DEBORAH UNDER.
3. THIS CONSOLIDATION PROPOSES NO NEW BUILDING LOTS, NO NEW OR EXISTING PUBLIC UTILITIES, AND NO EXTENSION OF ANY ROADS OR PUBLIC AREAS.
4. THE EXISTING STRUCTURES ON LOT 4 ARE SERVED BY PUBLIC UTILITIES INCLUDING WATER, ELECTRIC AND GAS AND ON-LOT SEWER DISPOSAL.
5. EASEMENTS BASED ON PA STATE PLAT COMPENSATES SOUTH ZONE OF THIS PLAN.
6. ALL PROPERTY CHARGES ARE EXISTING ON SET 5/8" IRON PINS OR AND MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH ARTICLE V, SEC. 103.616, ET. SEC., AS NOTED ON THE PLAN.
7. THERE ARE NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
8. FEMA ZONE X MAP 4200004H WITH EFFECTIVE DATE OF 9/28/2014.
9. THERE ARE NO WETLANDS OR GAS WELLS LOCATED ON THE PROPERTY.

DEED REQUIRED NOTIFICATION CLAUSE

I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE UNDERSTAND THE FOLLOWING:

1. THAT RECORDING A PLAN DOES NOT TRANSFER
2. TITLE OR PROPERTY BETWEEN LANDOWNERS
3. TITLE OF PROPERTY FROM ONE LAND OWNER TO ANOTHER
4. THAT THE PLAN AND DEED MUST BE RECORDED IN THE DEPT. OF REVENUE, ALLEGHENY COUNTY, PENNSYLVANIA
5. AND TAX BILLS TO BE ADJUSTED ACCORDINGLY BY THE FOLLOWING YEAR.

WITNESS: KEVIN UNDER & DEBORAH UNDER

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